IMPORTANT NOTICE TO APPLICANT: Make check for the total Processing Fee Payable to: Board of County Commissioners. FOR OFFICIAL USE ONLY:
Number of Sites: (107) Agenda Date:
Subdivision Control
D.E.R.M
Concurrency Review Fee (*6.00% of Sub-Total) \$190.97 *Not applicable within Municipalities \$3,373.87 <
APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT
Municipality: HOMESTEAD Sec.: 19 Twp.: 57 S. Rge.: 39 E. / Sec.: Twp.: S. Rge.: E. 1. Name of Proposed Subdivision: PALMS AT BELLA VISTA
2. Owner's Name: TEN ACRES, LLC C/O JERRY JOSEPH OR PATRICK GLEBER Phone: 305-230-0090
Address: 888 KINGMAN ROAD City: HOMESTEAD State: FL Zip Code: 33035
Owner's Email Address: jjoseph@southkendall.net AND dgeba@aol.com
3. Surveyor's Name: Ford, Armenteros & Manucy, Inc. c/o C. Pires/O. Armenteros Phone: 305-477-6472
Address: 1950 NW 94 AVENUE, 2ND FLOOR City: DORAL State: FL Zip Code: 33172
Surveyor's Email Address: cristinap@fordco.com / omara@fordco.com
4. Folio No(s).: 10-7919-001-0440 / / / //
5. Legal Description of Parent Tract: See Attached Exhibit "A"
6. Street boundaries: South of SW 336 Street / West of SW 167 Avenue / North of SW 340 Street / East of SW 172 Avenue
7. Present Zoning: PUD Zoning Hearing No.:
8. Proposed use of Property: Single Family Res.(Units), Duplex(92 Units), Apartments(Units), Industrial/Warehouse(Square .Ft.), Business(Sq. Ft.), Office(Sq. Ft.), Restaurant(Sq. Ft. & No. Seats), Other (Sq. Ft. & No. of Units
NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat. I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and title to determine accurate ownership information.
Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.E.R.M. prior to the approval of the final plat.
Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) SS: Signature of Owner:
(Print name & Title here): TOOM CK CHILLOW, MOUNTAINS MA
BEFORE ME, personally appeared <u>ATTICK GIEBER</u> this day of <u>DLC</u> , <u>A.D. and (he/she)</u> acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known or produce as identification and who did (not) take an oath.
WITNESS my hand and seal in the County and State last aforesaid this day of County A. Green Kimberly A. Green Controls in # DD387955 Expires: FEB. 25, 2009 Bonded Thru Atlandic Bonding Co., Inc. (NOTARY SEAL) Note: The reverse side of this short way be and for a side of this short way be and for a side of this short way be and for a side of this short way be and for a side of this short way be and for a side of this short way be and for a side of this short way be and for a side of this short way be and for a side of this short way be and for a side of this short way be and for a side of this short way be and for a side of this short way be a side of this shor
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered. (Commission Expires) (Commission Number)

REV. 2- 11/01/065

LEGAL DESCRIPTION:

Tract 3 in Block 4 lying in Section 19, Township 57 South, Range 39 East "Plat of lands belonging to the Miami Land and Development Company", according to the plat thereof, as recorded in Plat Book 5 at Page 10 of the Public Records of Miami-Dade County, Florida, less therefrom the North 30 feet as recorded in Deed Book 1683 at Page 308 of the Public Records of Miami-Dade County Florida. The said North 30 feet is the same right of way as delineated on said plat of "Plat of lands belonging to the Miami Land and Development Company." Containing 446,628.25 Square Feet and/or 10.25 Acres more or less.

TITLE REVIEW NOTES:

All the following documents listed in SCHEDULE B - SECTION 2 of Title Insurance Commitment, prepared by FIRST AMERICAN TITLE INSURANCE COMPANY, Office File No. 1062-1347966/JR/vr, Commitment Date of February 13, 2007 at 8:00 a.m., furnished by the client to the undersigned to show any matter affecting the subject property.

LIST OF DOCUMENTS:

- Village of Homestead Declaration of Covenants for School Sites, filed June 28, 1978, in Official Records Book 10079, Page 1003. DOES APPLY, NOT PLOTTABLE
- Agreement Regarding Development and Property Rights, filed July 8, 1998, in Official Records Book 18181, at DOES APPLY, NOT PLOTTABLE
- Development Agreement, filed October 16, 2001, in Official Records Book 19959, at Page 4837. DOES APPLY, NOT PLOTTABLE
- Notice of Establishment of the Homestead Educational Facilities Benefit District, filed June 23, 2005, in Official Records Book 23506, Page 4764. DOES APPLY, NOT PLOTTABLE
- Grant of Easement in favor of KG Communications, LLC, a Florida limited liability company, filed January 9, 2006, in Official Records Book 24125, at Page 625. BLANKET EASEMENT; DOES APPLY TO ENTIRE PROPERTY
- Consent to Creation of Educational Facilities Benefit District, filed January 9, 2006, in Official Records Book 24125, page 630. DOES APPLY, NOT PLOTTABLE
- NOTE: All recording references herein shall refer to the Public Records of Miami-Dade County, Florida, unless otherwise noted.

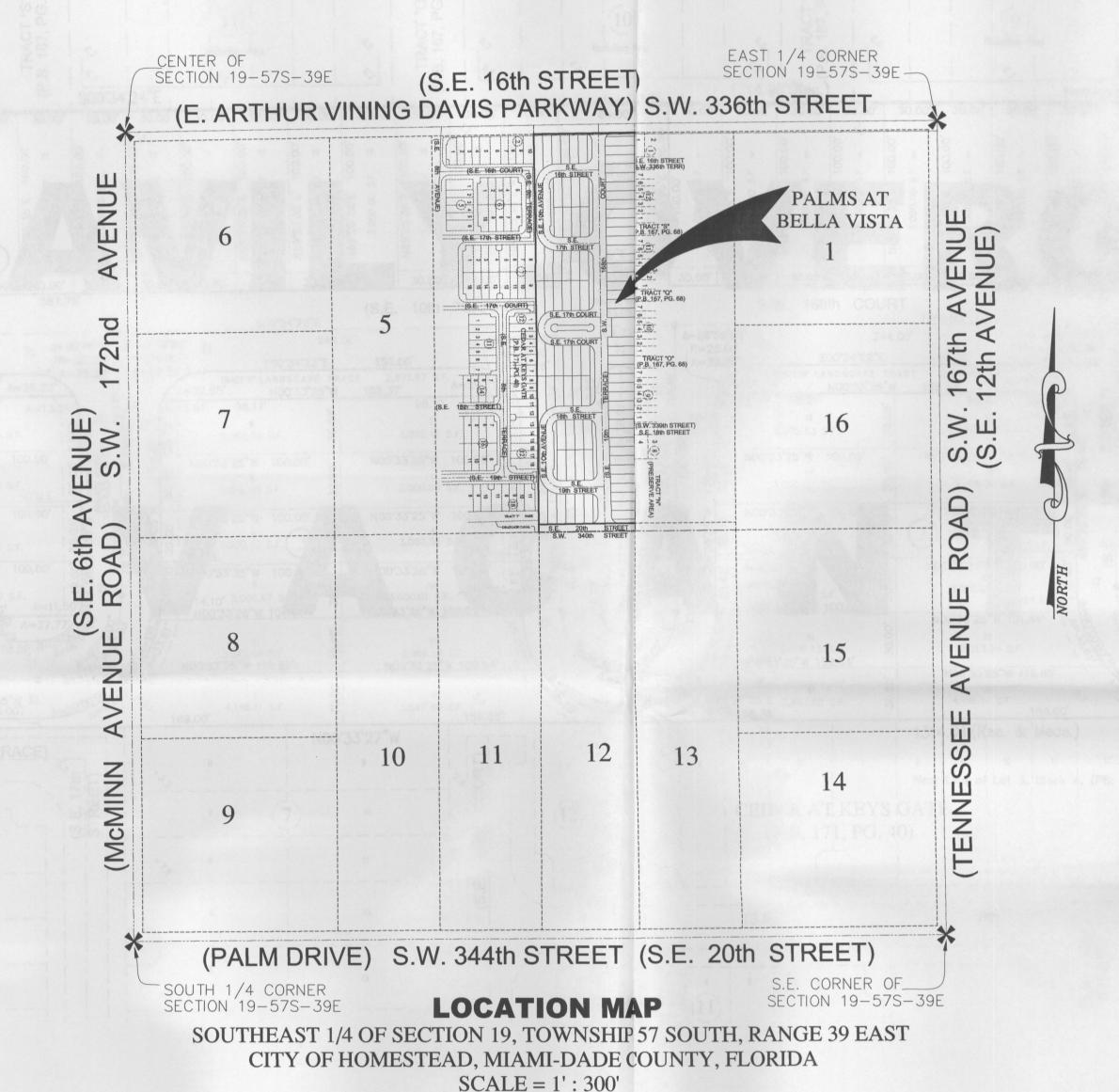
PROPERTY INFORMATION

OWNER: Ten Acres, LLC. Address: 888 Kingman Road, Homestead, FL. 33035 Contact Person Information: Patrick Gleber e-mail address: dgeba@aol.com

TABLE OF MONU	MENTS
TYPE OF MONUMENT	TOTAL
P.R.M.	4
P.C.P.	22
LOTS AND TRACTS CORNERS	250
IN ACCORDANCE WITH FLORIDA STATUTES,	, CHAPTER 177.091

THE ENTRY OF PALMS AM BELLA VISUA

CITY OF HOMESTEAD, FLORIDA SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST



DEVELOPMENT CRITERIA TABLE
ZONING: PUD
GROSS AREA = 446,628.25 S.F. or 10.25 Acres +/-
RIGHT-OF-WAY DEDICATION AREA = 8,498.73 S.F. or 0.19 Acres +/-
NET AREA = 438,129.52 S.F. or 10.06 Acres +/-
TOTAL NUMBER OF LOTS 92

DEVELOPMENT CRITERIA TABLE
TRACT "A" - PRIVATE ROAD
TRACT "B" - LANDSCAPE TRACT
TRACT "C" - LANDSCAPE TRACT
TRACT "D" - LANDSCAPE TRACT
TRACT "E" - LANDSCAPE TRACT
TRACT "F" - LANDSCAPE TRACT
TRACT "G" - PARK TRACT
TRACT "H" - LANDSCAPE TRACT
TRACT "I" - LANDSCAPE TRACT
TRACT "J" - LANDSCAPE TRACT
TRACT "K" - LANDSCAPE TRACT
TRACT "L" - LANDSCAPE TRACT
TRACT "M" - TOT LOT
TRACT "N" - LANDSCAPE TRACT
TRACT "O" - LANDSCAPE TRACT

CONTACT PERSON INFORMATION

Name: Omar Armenteros, P.S.M.

Telephone Number: (305) 477-6472 Fax Number: (305) 470-2805

e-mail address: omara@fordco.com

José Milan

e-mail address: jmilan@fordco.com

SURVEYOR'S NOTES:

- 1) The herein captioned Property was surveyed based on the Legal Description as shown on title Commitment File Number 1062-1347966/JR/vr, prepared by FIRST AMERICAN TITLE INSURANCE COMPANY. Effective date February 07, 2007.
- 2) There may be additional restrictions not shown on this survey that may be found in the Public Records of Miami-Dade County, Examination of TITLE POLICY was performed to determine recorded instruments, if any affecting this property.
- The expected use of the land, is "High Risk Residential", the minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet, the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027. Florida Statutes.
- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions by other than the signing party or parties is prohibited without written consent of the signing party or
- 7) Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- 9) Number of Lots and Tracts: Lots 92 and 15 Tracts
- 10) Public Water to be Utilized. 11) Public Sewer to be utilized.
- 12) Proposed Use: SEE DEVELOPMENT CRITERIA TABLE
- 13) Miami-Dade County Flood Criteria: 6.8' more or less.
- 14) AREA OF PROPERTY: 446,628.25 S.F. or 10.25 Acres ±
- 15) Ownership subject to OPINION OF TITLE. 16) Type of Survey: Boundary and Topographic Survey for purpose of
- TENTATIVE PLAT. 17) North arrow direction and Bearings shown hereon are based on an assumed value of N01°43'10"W along the East line of Section
- 19, Township 57 South, Range 39 East, Miami-Dade County, Florida.
- 18) Elevations are based on: National Geodetic Vertical Datum of 1929 19) Miami-Dade Bench Mark Used: U-709 Elev. 4.80' (N.G.V.D.)
- 20) Bench Mark location: S.W. 328th STREET (Approx) 35' North of Center Line, 25' North of North Edge of Pavement S.W. 167th Avenue 812' West of Center Line PK NAIL AN) BRASS WASHER IN CONCRETE CULVERT HEADWALL
- 21) Property Adress: 22) Flood Zone: AH VACANT Base Flood Elev. = 5.00' AS PER S.W. 336th Street (S.E. 16th ST.) Community Number: 120645 and S.E. 9ti Avenue FEMA Panel Number: 12086C0730L HOMESTEAD FL. 33035 Date: September 11, 2009
- 24) The Sources of Data used for the preparation of this Boundary and Topographic Survey for Tentative Plat is "PLAT OF LANDS BELONGING TO THE MIANI AND DEVELOPMENT COMAPNY, Plat Book 5, Page 10, of the Records of Miami-Dade County, Florida. Section 19-57s-39e.
- 25) This Map o Survey is intended to be displayed at a scales of One
- inch equals of 300 and 50 feet or smaller. 26) Field Book: A-432, 57-59 Project Number: 05C014-5400
- 27) Property Fcio: 10-7919-001-00440

SURVEYOR'S CERTIFICATE:

I Hereb Certify to the besit of my knowledge and belief that this drawing is a true and correct representation of the BOUNDARY and TOPOGRAPHIC SURVEY of the real property described hireon.

I further cetify that this survey was prepared in accordance with the appliable provisions of Chapter 5J-17.051 (Formerly 61G17-6), Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida

Ford, Armnteros & Fernandez, Inc. LB 6557

Original Field Work Survey Date:: October 01, 2004 Revision 1: ecember 2, 2005 (Title Review)

Revision 2: Jecember 23, 2005 (Revision Zoning Restriction)

Revision 3: 1arch 26, 2007 (Boundary Survey With Title Review) Revision 4: lay 07, 2007 (Update Survey and Tentative Plat)

Revision 5: October 22, 2007 (Revised as per New Site Plan)

Revision 6: anuary 2, 2008 (Revised as per Revised Site Plan) Revision 7: May 7, 2008 (Update Survey and Revised Corner Lots Square Feet)

Revision 8: une 11, 2008 (Revised as per Revised Site Plan)

Revision 9: lugust 4, 2008 (Revised as per Revised Site Plan) Revision 10: Sep. 29, 2016 (Update Tentative Plat)

> Omar Armenteros, P.L.S. for the Firm Professional Surveyor and Mapper State of Florida, Registration No. 3679.

RD, ARMENTEROS & FERNANDEZ. 1950 N.W. 94th AVENUE, 2nd FLOOR MIAMI, FLORIDA 33172 PH. (305) 477-6472 FAX (305) 470-2805 L.B. No. 6557

AS SHOWN RAWN BY: E.REYES/JAER DWG. CHECKED BY:

JALITY CONTROL: MAY 7, 2008.

05B014-5806

OF 2 SHEETS

